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जुन्नर नगरपरिषद  
वगळलेल्या भागाची विकास योजना  
महाराष्ट्र प्रादेशिक व नगर रचना  
अधिनियम, १९६६ च्या कलम-३१(१)  
अन्वये प्रसिध्द करण्याबाबत.

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई - ४०० ०३२  
शासन निर्णय क्रमांक-टिपीएस-१८०७/४६२/प्र.क्र.१२५६/०८/नवि-१३  
दिनांक : १३.०७.२०१०

शासन निर्णय :- सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्रामध्ये प्रसिद्ध करावी.  
महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

*Enclos*  
(वि. म. रानडे)  
अवर सचिव, महाराष्ट्र शासन.

प्रति,  
विभागीय आयुक्त, पुणे विभाग, पुणे.  
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.  
(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचनेच्या वर्तमान पत्रातील जाहीरातीचे देयक कृपया  
आपण अदा करावे)  
जिल्हाधिकारी, पुणे.  
उपसंचालक नगर रचना, पुणे विभाग, पुणे.  
सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे.

(नोटीसच्या अनुषंगाने अधिप्रमाणीत करावयाचे नकाशे ५ प्रतित पाठविण्यात यावेत.  
मुख्याधिकारी, जुन्नर नगरपरिषद, जुन्नर.  
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या  
राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ५  
प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे  
विभाग, पुणे, (मुख्याधिकारी, जुन्नर नगरपरिषद, जुन्नर), सहाय्यक संचालक नगर रचना, पुणे  
शाखा, पुणे, यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर सूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.

कृपया मागे पहा. . . .



सहायक संचालक, माहिती व जनसंपर्क संचालनालय, मंत्रालय, मुंबई

(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचना जाहीरात म्हणून कृपया प्रसिध्द करण्यात यावी व प्रस्तुत सूचना कोणत्या दिनांकास प्रसिध्द करण्यात आली आहे, त्याबाबतची माहिती शासन, संचालक नगररचना, महाराष्ट्र राज्य, पुणे, उप संचालक नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे, मुख्याधिकारी, जुन्नर नगरपरिषद, जुन्नर, यांना यावी, प्रसिध्दीबाबतच्या सूचना खालीलप्रमाणे आहेत.)

१. जाहीरात देण्या-या कार्यालयाचे नांव - नगर विकास विभाग, मंत्रालय, मुंबई-३२

२. जाहीरात कोणत्या दिनांकापर्यंत - तात्काळ

घावयाची आहे

३. प्रसिध्दीचे स्वरूप - सर्वाधिक अपाच्या स्थानिक वृत्तपत्रात

४. कोणत्या जिल्ह्यात - पुणे

५. किती वृत्तपत्रात - एका इंग्रजी व एका मराठी वृत्तपत्रात

६. वृत्तपत्राचे नांव - सर्वाधिक अपाच्या स्थानिक वृत्तपत्रात

७. कितीवेळा - एकदा

८. जाहीरात खर्चाचे देयक कोणत्या - मुख्याधिकारी, जुन्नर नगरपालिका

अधिका-याकडे पाठवावयाचे जुन्नर, जिल्हा-पुणे

निवड नस्ती(नवि-१२)



## **NOTICE**

**Government Of Maharashtra  
Urban Development Department  
Mantralaya, Mumbai - 400 032.**

**Date: 23.07.2010**

**TPS No.1807/462/CR-1256/2008/UD-13**

**Maharashtra  
Regional &  
Town Planning  
Act 1966.**

Whereas, Junner Municipal Council (hereinafter referred to as the 'said Council') being the Planning Authority (hereinafter referred to as 'the said Planning Authority') for the area under its jurisdiction, by its Resolution No.150(a) dated 4.12.1999 made a declaration of intention u/s 38 read with sub-section (1) of section 23 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act") to revise the Development Plan for the Municipal limit within its jurisdiction and notice of such declaration was published at page No.1265 of the Maharashtra Government Gazette, dated 13.07.2000;

And whereas, the said Council after carrying out the Survey of the entire area within its jurisdiction prepared the draft Development Plan for Junner Municipal Council area (hereinafter referred to as "the said Development Plan") and published the said Development Plan under section 26 of the said Act vide resolution No.35, dated 11.06.2004 and published a notice to that effect for inviting suggestions/objections from public in Maharashtra Govt. Gazette, Pune Division supplement dated 26.08.2004 on page no 1945,1946;

And whereas, the planning committee has been appointed under section 28(2) of the said act to consider all the suggestions/objections received from public to such published Draft Development Plan and to submit the report to the planning authority;

And whereas, the said Planning Authority after considering the report of planning committee make the changes/modifications in the draft development plan under section 28(4) of the said act and republished the plan under section 29 of the said act for inviting the suggestions /objections from public to the proposed substantial modifications and notice regarding such republication of plan appeared in Maharashtra Govt. Gazette, Pune Division supplement dated 13.06.2007;

And whereas, after receiving the suggestions/objections on republished plan under section 29 of the said act, the planning authority has submitted "the said



Development Plan" under section 30 (1) of the said Act on 17.08.2007 to Govt. of Maharashtra along with the suggestions /objections so received for sanction;

And whereas, in accordance with sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra after consulting the Director of Town Planning, Maharashtra State, Pune, has decided to make substantial modification in proposed development plan proposals and in development control rules marked as EP-1 ,EP-2,EP-3..... on the said Development Plan in pink verge (hereinafter referred to as "the said Excluded Part") and as specified in the Schedule (A) and (B) appended hereto;

And whereas, the State Government has extended the period under Section 31 (1) of the said Act for sanctioning the said Development Plan for the period from 17.08.2007 to 30.09.2010 vide Notification, Urban Development Department No. TPS-1807/462/CR-1256/08/UD-13, dated 23.07.2010;

Now, therefore, in exercise of the powers conferred under section 31(1) of the said Act and all other powers enabling in that behalf, the Govt. of Maharashtra hereby;

- (a) Gives notice inviting suggestions & objections from any person in respect of the proposed substantial modifications as specified in the Schedule 'A' and Schedule 'B' appended hereto, within the period of 60 days from the date of publication of this notice in the official Gazette.
- (b) Appoints the Deputy Director, Town Planning, Pune Division, Pune as an "officer" under section 31 (2) of the said Act to hear all the persons filing suggestions/objection as stated in (a) within stipulated period and submit his report thereupon to Government

All suggestions or objections regarding substantial modifications mentioned in schedule 'A' and 'B' which may be received by the Dir. Director of Town Planning Pune Division, having its office at S.No.74/2, Sahkarnagar, Pune-37, within the stipulated period of 60 days shall only be considered.

**Note -**

- (A) Copy of the said notice along with schedule 'A' and 'B' and the plan showing the proposed substantial modifications shall be available for inspection to



general public in the following offices during office hours on all working days.

- 1) Junner Municipal Council, Junner, Dist-Pune
- 2) Dy. Director of Town Planning, Pune Division, S.No.74/2, Sahakar Nagar, Pune 37.
- 3) Asstt. Director of Town Planning, Pune Branch, Pune.

(B) This notice is also available at Government web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in).

By order and in the name of Governor of Maharashtra,



(V.M.Ranade)

Under Secretary to Government.



## SCHEDULE - A

SCHEDULE OF SUBSTANTIAL MODIFICATION MADE BY GOVT U/S 31 OF M.R. & T.P. ACT 1966 IN RESPECT OF DRAFT DEVELOPMENT PLAN - JUNNER

EP No.	Proposal as per published plan under Section 26 of Maharashtra Regional & Town Planning Act, 1966	Proposal as per republished plan under Section 29 of Maharashtra Regional & Town Planning Act, 1966	Substantial modifications made by Govt u/s 31 Of M.R. & T.P. Act 1966
EP-1	Site No.3-- (Play Ground) shown in pre-published plan submitted by T.P.O., proposed to be deleted and land there under proposed to be included in Residential Zone. Site No.15--(Flowing Green Garden)	No change	Site No.3 (Play Ground) proposed to be reinstated as per pre-published.
EP-2		Part of land from CTS No.3348 along existing road shall be proposed for EWS & Housing for Dishoused as Site No.15(A)	Site No.15 (Flowing Green Garden) proposed to be reinstated as per published plan u/s 26.
EP-3	Site No.19 --(Play Ground)	Site No.19 --(Play Ground) proposed to be deleted and land there under proposed to be included in Residential Zone.	Site No.19 (Play Ground) proposed to be reinstated as per published plan under Section 26
EP-4	Site No.23 (Play Ground) & Site No.24 (Shopping Centre) proposed in prepublished plan submitted by T.P.O., shall be changed as "Cultural & Social Activity Centre".	Part of southern side land out of CTS No.2680, 2679, 3510 as shown on plan shall be deleted from reservation "Cultural and Social Activity Centre" and included in Residential Zone. Remaining reservation continued with Appropriate Authority "Mahatma Jyotiba Phule Pratishthan".	Site No.23 "Cultural and Social Activity Centre" shall proposed to be reinstated as per published plan u/s 26.
EP-5	Site No.25-- (Play Ground) proposed in prepublished plan submitted by T.P.O. shall be renamed as (Primary school) u/s 26	Part of land towards eastern side proposed to be reserved for Primary School (site No.25) with the condition that developer of CTS No.2572, 2637	Site No.25 "Primary school" shall proposed to be reinstated as per published plan u/s 26.



shall construct 6500 sq.ft. area and handed over to Municipal Council free of cost Remaining area from the reservation proposed to be deleted and included in Residential Zone.

- |       |  |  |  |
|-------|--|--|--|
| EP-6  | Site No.27 -- (Parking)  | Site No.27 (Parking) proposed to be reinstated as per published plan u/s 26  |  |
| EP-7  | Site No.31--( Play Ground)   | Site No.31 (Play Ground) proposed to be reinstated as per published plan u/s 26.   |  |
| EP-8  | Site No.32 --(Primary School)  | Site No.32 (Primary School) proposed to be reinstated as per published plan under Section 26.                              |  |
| EP-9  | Site No.37--(Parking) & 38 (Parking)   | Site No.37 (Parking) & 38 (Parking) to be reinstated as per published plan u/s 26.   |  |
| EP-10 | Site No.41-- (Shopping Centre) & Site No.43 (Shopping Centre)  | Site No.41 & 43 proposed to be combined and renamed as Shopping Centre and Appropriate Authority shall be APMC.            |  |
| EP-11 | Site No.45--(Parking) shown in prepublished plan submitted by T.P.O. shall be renamed as (Shopping Centre)       | Site No.45 & 46 proposed to be combined and renamed as Shopping Centre and Appropriate Authority shall be APMC.            |  |
| EP-12 | Site No.49-- (Shopping Centre) proposed in prepublished plan submitted by T.P.O. and then renamed as Open Space. | Site No.49 --shall be deleted and land there under included in vacant land.  |  |
| EP-13 | Site no 51-(Shopping center and parking)shown in prepublished plan shall be redesignated as partly for shopping  | Site no 51-(shopping center and parking) shall be reinstated as per published plan u/s 26 with A.P.M.C. as the appropriate |  |



authority

center and parking (site no 51 ) and remaining north side land from the reservation proposed to be included in residential zone

EP-14 Site no 52- Green belt

Site no 52-Green belt proposed to be redesignated as shopping center with A.P.M.C. as the appropriate authority  
Site No.56, Play Ground shall be reinstated as per published plan u/s 26.

Site no 52-(Green belt) proposed to be redesignated as shopping center with A.P.M.C. as the appropriate authority  
Area of newly proposed reservation in G.No. 472 shall be reduced to 0.57 hect and proposed along the Khangaon road. Rest of the land under reservation proposed to be included in residential zone.

No change

Site No.59 shall be reinstated as Garden, Swimming Tank and Gymnasium as per pre-published plan.

EP-15 Site No.56-- (Play ground) shown in prepublished plan submitted by T.P.O shall proposed to be shifted and newly proposed on Gat No 472 (pt) and land under original reservation proposed to be included in Residential Zone.

EP-16 Site No.59-- proposed for (Garden, Swimming Tank and Gymnasium) in the prepublished plan by the TPO shall proposed to be changed as partly in Residential Zone and part of land reserved for Garden, Swimming Tank & Gymnasium by Planning Authority while publishing u/s 26 as shown on plan.

EP-17 Site No.60-- (Play Ground)

Site No.60 (Play Ground) proposed to be deleted and land there under included in Residential Zone.

Site No.60 (Play Ground) & 12 m. wide road on south side is proposed to be reinstated as per published plan u/s 26.

The new reservation proposed on S.No.6 while publishing the plan u/s 26 shall proposed to be deleted and land there under included in Residential Zone.

Site No.62 (Shivshruti Exhibition Centre) proposed to be reinstated as per prepublished plan.

EP-18 Site No.62 - (Shivshruti Exhibition Centre) proposed in the prepublished plan submitted by T.P.O shall proposed to be shifted on east side on S.No.6 while publishing the plan u/s 26 and land under original reservation proposed to be included in residential zone.

Site No.65 (Stadium & Shopping Centre) and Site No.66 (Garden) proposed to be reinstated as per published plan u/s

1) Part of land (approx. 20 R) from CTS no 5115 towards east side along Butte Patel Marg shall be deleted and

EP-19 Site No.65-(Stadium & Shopping Centre) and Site No.66, Garden proposed to be combined and area of this combined site



shall be extended towards south and this combined site should be renamed as "Stadium" while publishing the plan u/s 26 as shown on plan.

included in Residential Zone and remaining land shall be reserved for Stadium as shown on plan.

26.

2) Part of land from CTS no 5116 towards west side of Butte Patil Marg shall be deleted and proposed to be included in Residential Zone

included in Residential Zone

EP-20 New reservation proposed on CTS no 2250 as Parking (Site No.70) while publishing the plan u/s 26.

Additional land from CTS no 2259 proposed to be included in original reservation of Parking - site no 70

Site No.70 "Parking" shall proposed to be reinstated as per plan u/s 29.

EP-21 Existing use of Shivneri Killa Vikas Parisar Mandal and adjoining open space as shown on plan.

New Site No.71 proposed for (Garden) by combining existing use of Shivneri Killa Vikas Parisar Mandal and adjoining open space.

Proposed to be shown as existing use as per published plan under Section 26.

EP-22 Green zone-S.No.106(Gut no 472) to the north of 12 meter wide east-west road.

Green zone-proposed in S.No.106(Gut no 472) to the north of east-west 12 meter wide road shall proposed to be included in residential zone as shown in republished plan

Area in S.No.106(Gut no 472) to the north of east-west 12 meter wide road shall proposed to be reinstated in no development zone as per published plan u/s 26 as shown on plan

EP-23 A new 9 meter north-south road from Raviwar peth road to Naka road (from CTS no 448, S.No.8, S.No.10, S.No.11) shall be proposed while publishing the plan u/s 26

Proposed road shifted towards east along west side of CTS no 382,383,379,367,s.no.43 etc

Proposed road shall be deleted and land there under proposed to be included in residential zone.

EP-24 Alignment of East - west 12 meter wide road to the north of Munde vidyalaya from Munde vidyalaya to S.No.112 proposed to be deleted and new alignment shall be proposed from S.No.2 towards north-west up to s.no. 21 and river

Proposed alignment of the road shall be deleted and new alignment of 9 meter road shall be proposed from west of Munde Vidyalaya existing road to s.no.21 to river through s.no.472 as shown in republished plan u/s 29

New alignment proposed at the time of publishing the plan u/s 26 and republishing the plan u/s 29 shall proposed to be deleted and reinstated as per republished plan.

EP-25 No flood line shown on published plan along the river

No flood line shown on republished plan along the river

Blue flood line and Red flood line shall be as shown on plan as supplied by the



Irrigation department with the condition that

a) Zoning for the area within the river edge and Blue flood line shall be provided as no development zone excluding the existing gaathan. West side area within such blue flood line which is shown as residential zone in published plan u/s 26 shall be changed as no development zone

b) Prior approval from the Irrigation department should be necessary for new construction, reconstruction within such existing gaathan

c) Prior approval from the Irrigation department should be necessary for construction within Blue flood line and red flood line

d) Open use reservation like Water works, burial ground, Cremation ground, Sewage treatment plant etc proposed in development plan within the blue flood line and river shall be continued.

(V.M.Ranade)

Under Secretary to Government



## SCHEDULE - B

### EP-26 - SUBSTANTIAL MODIFICATION IN RESPECT OF DEVELOPMENT CONTROL RULES APPENDED WITH THE REPORT

#### 1) Following new rule are proposed to be added as rule no 19.1(3).

**Rule no 19.1(3)-** The length of the main means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.

#### 2) Following rules shall be added at the end of Rule no 20.3.2(b)-for Mercantile or commercial buildings.

- (c) The plinth area of Mercantile/commercial building shall not be more than the  $\frac{1}{3}$ <sup>rd</sup> of the plot area and shall be Ground +2 floors or silt + 3 floors. The built up area on all floors shall not exceed the net plot area
- (d) The maximum height of the building shall be four subject to maximum permissible FSI shall be 1.00.
- (e) Parking spaces shall be provided as per regulation No.21.

#### 3) Rule no 20.2.3 are proposed to be replaced as follows-

The maximum permissible floors shall be G+2 / P+3 and maximum FSI permissible shall be 1.80

#### 4) Following statement shall be added at the end of Rule no 20.3.1.1.-

FSI permissible for such type of use shall be maximum 1.00

#### 5) (A) Following changes are proposed to be corrected in existing rule no 20.3.3

Existing rule no 20.3.3(a) in the DCR shall be read as Note no -3

Existing rule no 20.3.3.1 in the DCR shall be read as Note no -4

Existing rule no 20.4 in the DCR shall be read as Note no -5

#### 5(B) Following note shall be added at the end of Rule 20.3.3 note no -5 for Public-Semipublic buildings

Note 6- for educational building maximum floor should be 3 and maximum height up to 12 meter is permissible subject FSI 1 and subject to 40% of the plot area should be kept as play ground contiguously at one place.



6) Following new rule no 21.4 shall be added at the end of Rule no 21.3 for stilt floor Parking:-

Rule no 21.4:

i) Parking spaces at stilt floor for congested & similar congested area as specified in the Development Plan:-

- a) The height of stilt shall not more than 2.20m measured from the average ground level, up to the lowest point of ceiling (i.e. bottom of beam).
- b) Where building with stilt to be constructed, built up area shall not exceed the 60 % of plot area. Above this stilt, construction of the building may be permitted up to 3 storey subject to maximum permissible FSI as per rule no 20.2.3.
- c) Stilt floor should be used only for parking. It cannot be used for any other purpose.
- d) Stilt constructed as per above condition shall not be included in covered area calculations or built up area calculations.

ii) Parking spaces at stilt floor outside congested area :-

- a) The height of stilt shall not more than 2.20m measured from the average ground level, up to the lowest point of ceiling (i.e. bottom of beam). Where on ground floor, stilt is proposed to be constructed on part portion, then the stilt height may be allowed as that of floor height.
- b) Area of stilt shall not exceed the maximum permissible built up area at ground floor.
- c) Height of building with a stilt shall not exceed the maximum permissible height as given in regulation No.20.6 subject to permissible FSI shall be 1.00
- d) Stilt floor should be used only for parking. It cannot be used for any other purpose.
- e) Stilt constructed as per above condition shall not be included in covered area calculations or built up area calculations.

7) Following use are proposed to be permitted in APPENDIX- G

Appendix G.1- serial no (14):- Flour mill in a separate building of ground floor only and having electric power supply not more than 7.5 Kw. Adequate care has to be taken in structural design of flour mill and it does not cause any nuisance in neighborhoods

8) Following new rule G-5.2 are proposed to be added at the end of APPENDIX- G-5

Appendix G.5- Rule no G-5.2: If the lands used for different Industrial uses as mentioned in Appendix G-4 /G-5 and also the existing industrial use are closed/shifted then such lands are allowed to be developed for Residential use/adjoining user of development plan. The Chief Officer should be independently entertain development permission for such use subject to condition that there should be appropriate buffer zone of 23 meter width to separate residential or habitable use from adjoining industrial use to be left within the land under conversion. Prior approval should be obtained from Director of Town Planning



9) Following new uses are proposed to be permitted at the end of list of Appendix-G6-(No development zone)

xi) Petrol pump, LPG pump, CNG pump is permissible in No Development Zone subject to following conditions:-

1) The minimum size of plot shall be ,

A. 30.50 m x 16.75 meters in the case of Petrol Filling Station with kiosk without service bay.

B. 36.50 m x 30.50 meters in the case of Petrol Filling Station with service bay.

2) Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road with a minimum of 15.00 meter wide road.

3) Permission from Government of India, petroleum ministry and chief controller of explosives shall be necessary

4) NOC from public works department and other related departments shall be obtained as per the prevailing rules. Also regarding service road / building line / control line, Government resolution public works department, resolution no. RBD-1081/871/Raste-7, dated 09 March 2001 and circulars issued in this regard from time to time shall be observed. Instructions contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures of shall be observed

5) The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed.

6) Petrol station shall not be permitted within a distance of 91.50 meter from any junction of roads. Also Petrol station shall not be sited within distance of 91.50 meter from the nearest gate of a school, hospital, and theatre, place of assembly or stadium.

7) In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for petrol filling stations, the set backs from the boundaries shall be 4.50 meter. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.

10) Appendix G 8.1 is proposed to be replaced with new appendix as given below.

**Appendix G-8.1: On the Lands of Government/Semi-Government/ Public Institutions /private/others which are included in Public/Semi-Public Zone, Commercial use shall be allowed subject to following conditions.-**

Area of Plot	Permissible Commercial use in percentage
Upto 1000 sqm	7.5%
1001 to 2500 sqm	10%
2501 to 4000 sqm	12%
4001 & above	15%



(A) The above commercial use shall be allowed on following conditions -

- i) Convenient shopping, branch of bank, small hotels etc. shall be permitted but shops/hotels for wine, pan, cigarette, tobacco, lottery tickets and such others users which do not serve public purpose similarly domestic gas shops / godowns which are dangerous to public health shall not be permitted.
  - ii) The income from such commercial uses shall be utilized for main users for which the development has taken place or would taken place or would take place.
  - iii) Such commercial development shall take place in such a way that it shall not affect the view of the main development on the land; similarly such a commercial user shall be permitted up to 50% length of the plot.
  - iv) The Planning Authority shall ascertain that for parking places and for traffic, sufficient area is kept in the plot.
  - v) Additional FSI shall be allowed only on the plot area remained after deducting the plot area utilized for commercial user.
  - vi) The Planning Authority shall not allow sub division of Survey No., Out No., and Plot No. on which such a development which may cause / had take place / would take place.
  - vii) In such layouts or sub-division having area more than 2 Ha but less than 5 Ha., 20% land shall be provided for public utilities and amenities like electric sub-station, bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities
  - viii) The commercial user shall be permitted up to a depth of 12m.
  - ix) The land owner/developer / Institution shall give guarantee in writing to the Planning Authority (i.e. Council) for observing all the stipulated conditions scrupulously.
  - x) The plots in which there is an existing development, such commercial use shall be restricted to maximum 20% of the balance potential.
- (B) Uses permissible in Public/Semi Public zone :-

- 1) Primary School, High School, all sorts of educational college, Technical School/College, Educational Complex, Hostel for Students, essential staff quarters.
  - 2) Hospital, Dispensary, Maternity Homes, Health Center, Complex of such uses, Dharmshala for the visitors to patients, essential staff quarters, veterinary hospital, auditorium, exhibition hall & gallery.
  - 3) Training Institutions, home for aged, essential staff quarters.
  - 4) Government/Semi Government/Local self Government Offices, Court buildings, essential staff quarters.
  - 5) Post Office, Telegraph office, Telephone exchange, Radio Stations, Complexes of such uses, essential staff quarters & similar public/semi public uses.
  - 6) Library, Gymnasium, Gynkhana, water tanks, stadium, community hall, religious building e.g. Temple, Mosque, Church etc.
- 11) Following new rule no 19.3.3 shall be added at the end of Rule no 19.3.2 for Open space marked on the development plan.  
Rule no 19.3.3: Those Open Spaces from sanctioned layouts that are earmarked as existing Open Space on Development Plan are subject to change if respective layouts are revised. If the layout is revised and if Open Space is shown elsewhere in Residential Zone, then the existing Open Space in the layout as shown on Development Plan shall be treated as Residential Zone with prior approval of the Director of Town Planning.



**12) Following additional provisions are proposed in Rule No.19.2- Open Space**

- 1) In Rule no 19.2 for the word "for residential purpose" replace as "residential and commercial purpose"
- 2) At the end of this rule following new lines are added:

"In case of group housing scheme, physical open space as specified above shall be left even though net plot area may be calculated as prescribed hereinafter"

- 3) Following new user shall be allowed to be permitted in layout open space under Rule No.19.2  
"Crèche" (A nursery for infants)
- 4) In Rule no 19.3 the word "in case of the owners" replace as "in case of owners or society"
- 5) The development of the open spaces as mentioned in rule no 19.2 shall be governed as per the Government directives given to all municipal councils u/s 154 of the vide memorandum no:TPB4396/114/CR189/96/UD-11/Dt10-06-1996

**13) Following new rule no 19.4.1.2 shall be added after existing rule no 19.4.1.1**  
**Rule no 19.4.1.2**

- a) For the lay out or sub-division of the land admeasuring 2000 sq m and more, following shall be compulsorily provided -
- i) 10% area in the form of 30 to 50 sq m plots for EWS/LIG.
  - ii) 10% area in the form of 50 to 100 sq m plots.
- b) For the layout of the land admeasuring 4000 sq m and more for construction of group housing/construction of building, following shall be compulsory provided -
- i) 10% tenements shall be proposed for each EWS/LIG Group having built up area of 30 to 40 sq m and MIG Group having built up area 41 to 60 sqm

**14) Following changes are proposed to be corrected in existing rule no 20.3.3.2**

- (A) Existing rule no 20.3.3.2 are proposed to be renamed as rule no 20.4  
(B) Existing rule no 20.4.1 are proposed to be renamed as rule no 20.5

**(C) Following foot note no.4 proposed to be newly added in Rule No.20.3.4/ Table no-2-**

Note 3- The industrial zone, actual factory or workshop building & storage or godown shall not be constructed within a distance of 23 m from the boundary of such zone where it separates an industrial zone from any other use, except a large open space, provided that such distance shall be measured from the opposite edge of the road where the zone abuts on existing or proposed road. Provided further that ancillary building such as essential staff quarters, canteen, garages, electric stations, water tanks etc. may be permitted in such distance of 23m.



### Special Provisions

Following special provisions are proposed to be newly added after rule no 28 as per the Government directives given to all municipal councils u/s 154 of the M.R.&T.P. Act 1966

15) Rule No 29: Special provisions mention at rule no 29 in the DCR regarding the installation of solar water heating system are proposed to be replaced as given below:

Solar water heating systems should be made in the building for hospitals, hotels, guest houses, police men/army barracks, canteens, laboratories and research institutions, school and colleges and other institutes as per the Government directives given to all municipal councils u/s 154 of the M.R.&T.P. Act 1966 vide memorandum no: TPB/4396/14/CR189/96/UD-11/Dt10-06-1996 as given in Appendix attached with the directives.

16) Rule No 30: Special provisions for Physically handicapped persons as per directives given to municipal council u/s 154 of the M.R.&T.P. Act 1966 vide Govt circular no: PB/432001/1829/CR216/2001/UD-11/Dt 25-02-2002 as given in Appendix attached with the directives.

17) Rule No 31: Special provisions for Libraries which are in existence since 100 years or more (i.e. Nagar Wachan Mandir as per directives given to all municipal councils u/s 154 of the M.R.&T.P. Act 1966 vide Govt circular no: TPB/2497/42/CR18/97/UD-9/Dt 16-05-1997) as follows:

Libraries which are in existence since 100 years or more (i.e. Nagar Wachan Mandir) is eligible for additional F.S.I. up to 2.5. Out of this only one F.S.I. shall be allowed for Commercial use subject to the following terms and conditions.

- 1) Only convenience shops, banks, small hotels shall be allowed.
- 2) The income through these Commercial users shall be used for the library only.
- 3) Planning authority shall ensure that sufficient space shall be provided for vehicle parking & entry/exit of the public & vehicles.
- 4) In case the FSI is less than 2.5 the FSI permissible for commercial user shall be reduced to that extent.
- 5) Additional FSI permissible shall be subject to other requirements prescribed under these regulations.
- 18) Rule No 32: Special provisions for development of IT/ITES as per directives vide Govt circular no: MISC/TPS-2004/2687/CR-26/2004/UD-13/Dt 20-05-2004 as given in Appendix attached with the directives.
- 19) Rule No 33: Special provisions for research and development centers in no development zone as per Government Directives-No.TPS-1297/321/CR-110/97/UD-13, Dated 16-04-1998

The construction of these centers allowed in green zone or no development zone on following conditions.

- 1) The area of plot shall be minimum 10 hector.
  - 2) 10% of plot area shall be under construction (Plinth area)
  - 3) Up to 1% of the totals allowable plinth areas shall be used for office use and upto 1% maximum for staff Quarters.
  - 4) Total strength of the employee shall be limited to 10.
  - 5) The research and development work for inflammable and hazardous in the chemical industries is not allowed.
  - 6) Maximum ground plus one upper storey is allowed.
- At least 500 trees per hector shall be planted and maintained..



20) Rule No 34: Special provisions for Rain water harvesting as per Government Directives-No.TPB-432001/2133/CR-230/UD-11, Dated 10-03-2005 as given in Appendix attached with the directives

21) Rule No 35: Special provisions for development of Buildings of departments of police, police housing corporation, jail and home guard as per Government Directives No. TPB 4303/500/CR-61/2003/UD-11/Dated:- 4 June, 2003

1) In cases of buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters, the Chief officer may permit the Floor Space Index to be exceeded up to 2.5.

Note:- It shall be permissible to submit a composite scheme for the development/redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard for the utilization of permissible commercial user under D.C. Regulation; so that commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5.

2) For reconstruction/redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the FSI shall be 2.5 or consumed floor space index of existing old building plus 50% incentive FSI, whichever is more.

3) In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user permissible under D.C. Regulation, may be permitted up to 25% of the total permissible built-up area.

22) Rule No 36: Special provisions for providing the building line/control line along the classified roads per directives vide Govt circular no:TPS-1806/2348/CR-476/06-UD-13/Dt 03-07-2007 as given below

Following Resolutions of Govt. of Maharashtra Public works Dept. shall be applicable while fixing building line / building control line. Any modification / revision made by Govt. of Maharashtra shall be applicable to these circulars

1) No.R.B.W.-1081/871/Roads-7 Dated 9/3/2001.2) No.R.B.W.-1001/72/Roads-7 Dated 21/9/2001.3) No.RBD-1001/72/Road-7, dated 7.1.2002.

4) While Sanctioning layout in undeveloped area of existing or extended city limit, it is necessary to provide 12 meter wide service road on both side of existing or proposed boundary of express way, National Highway, State Highway / Major State Highway, Major District roads.

5) In developed area where service road is not provided along P.W.D. roads, the building permission shall be allowed along these roads as per above rule.

6) The relaxation should not be given in any case without approval from P.W.D.

23) Rule No 37: Special provisions for Integrated Housing and Slum Development Program (IHSDP) as per Government Directives-No.TPS-1107/CR-135/08/UD-9, Dated 28-04-2008

1) IHSDP shall be executed by Municipal Corporation itself. For IHSDP appointment of developer should not be made.

2) 2.5 FSI is allowed on the total area of the plot used for INTEGRATED HOUSING AND SLUM DEVELOPMENT PROGRAM (IHSDP).

3) All the Development Plan proposals within IHSDP area should be developed while executing above IHSD.

24) Rule No 38: Special provisions for development of Special Township as per directives vide Govt.circular no:TPS-1806/2348/CR-476/06/UD-13/Dt 03-07-2007 as given in Appendix attached with the directives



25) Rule No 39: Special provisions for Additional FSI to Religious Buildings as per directives vide Govt circular no: FSI-1194/2204/CR-340/94/UD-11/Dt 01-06-2007 as given below

The Planning Authority may permit the floor space indices to be exceeded in respect of buildings of religious purpose of registered Public Trust in independent plots by 0.50 FSI subject to following terms & conditions.

- i) The religious building shall be on independent plot.
- ii) No objection certificate shall be obtained from concerned Police Authority and District Collector, before applying for permission.
- iii) Additional FSI shall be used for religious purpose only. Ancillary residential user may be permissible within 10% of total area. No commercial user shall be permissible.
- iv) The additional FSI shall be permissible to existing authorized religious user subject to structural stability.
- v) No condonation in the required marginal open spaces and parking shall be allowed
- vi) The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year. Out of which 50% shall be paid to Government and 50% shall be paid to the Planning Authority (i.e. Corporation).
- vii) The minimum area of plot shall be 500 sqm.

The proposal shall be consistent with the Development Plan Proposals.

Note- All the changes made or clarification issued by Government from time to time to above special provisions at sr no 15 to 25 are applicable mutatis-mutandis



(V.M. Ranade)

Under Secretary to Government